County of Santa Clara - Clerk-Recorder's Office
State of California

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LOUIS CHIARAMONTE, Clerk-Recorder
By: Mike Louie, Deputy Clerk-Recorder

SANTA CLARA COUNTY CLERK
CEQA FILING COVER SHEET

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk
TYPE OR PRINT CLEARLY

Check Document being Filed:

- [x] Environmental Impact Report (EIR)
  - [ ] Filing Fee (new project)
  - [x] Previously Paid F&W **(must attach F&W receipt and project titles must match)**
  - [ ] No Effect Determination **(F&W letter must be attached)**
- [ ] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
  - [ ] Filing Fee (new project)
  - [ ] Previously Paid F&W **(must attach F&W receipt and project titles must match)**
  - [ ] No Effect Determination **(F&W letter must be attached)**
- [ ] Notice of Exemption (NOE)
- [ ] Other (Please fill in type):

1. LEAD AGENCY: City of Mountain View
2. LEAD AGENCY EMAIL: krisha.penollar@mountainview.gov
3. PROJECT TITLE: HE Program 11(g) Zoning/Precise Plan and General Plan Amendments
4. APPLICANT NAME: City of Mountain View PHONE: (650) 903-6306
5. APPLICANT EMAIL: krisha.penollar@mountainview.gov
6. APPLICANT ADDRESS: 500 Castro Street/PO Box 7540, Mountain View, CA 94039-7540
7. PROJECT APPLICANT IS A: [x] Local Public Agency [ ] School District [ ] Other Special District [ ] State Agency [ ] Private Entity
8. NOTICE TO BE POSTED FOR 30 DAYS.

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Rev_8/2023

Notice of Determination

To:

☒ Office of Land Use & Climate Innovation (formerly OPR)
U.S. Mail — P.O. Box 3044, Sacramento, CA 95812-3044
Street Address: — 1400 Tenth St. Rm 113, Sacramento, CA 95814

☒ County Clerk-Recorder
County of Santa Clara
110 W. Tasman Drive, 1st Floor
San Jose, CA 95134

From:
(Public Agency): City of Mountain View
Address: 500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
Contact: Krisha Penollar, Senior Planner
Phone: (650) 903-6306

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):
Project Title: HE Program 1.1(g) - Zoning/Precise Plan and General Plan Amendments
Project Applicant: City of Mountain View
Project Location (include County): Various properties in the City of Mountain View in Santa Clara County
Project Description:

Please see attached Project Description.

This is to advise that the City of Mountain View has approved the above described
☒ Lead Agency ☐ Responsible Agency

project on December 16, 2025 (Date) and has made the following determinations regarding the above described project.

1. The project (☒will ☐will not) have a significant effect on the environment.
2. ☒An Environmental Impact Report (EIR) was prepared for this project pursuant to the provisions of CEQA.
   ☐A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
   A Program EIR was previously prepared for the Housing Element Update (HEU) (SCH#2022020129) pursuant to the provisions of CEQA.
3. A project specific analysis was prepared for the Housing Element Program 1.1(g) project. This analysis determined that the project is within the scope of the HEU Program EIR and consistent with CEQA Guidelines Section 15168(c)(2).
4. The HEU Program EIR sufficiently analyzes and addresses potential environmental impacts from the project, and the project will not trigger any of the criteria requiring additional CEQA review pursuant to CEQA Guidelines Section 15162. The project will not result in new significant impacts or a substantial increase in the severity of the significant environmental impacts identified in the Program EIR.

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

5. Mitigation measures (☒will be☐ were not) made a condition of the approval of the HEU. Mitigation measures and standard project requirements from the Program EIR were made a condition of the approval of the project; no new project specific mitigation measures were required.
6. A mitigation reporting or monitoring plan (☒ was ☐ was not) adopted for this project. The implementation of applicable HEU Program EIR mitigation measures and standard project requirements will be monitored and reported pursuant to the Mitigation Monitoring and Reporting Program that was adopted for the HEU and the project.
7. The previous statement of Overriding Considerations (☒ was ☐ was not) adopted and reaffirmed for this project.
8. Findings (☒were ☐were not) made pursuant to the provisions of CEQA and CEQA Guidelines Section 15091.

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

City of Mountain View, Community Development Dept., 500 Castro Street, Mountain View, CA 94039

Signature (Public Agency): _____ Title: Senior Planner

Date: December 19, 2025 Date Received for filing at LCI: December 18, 2025

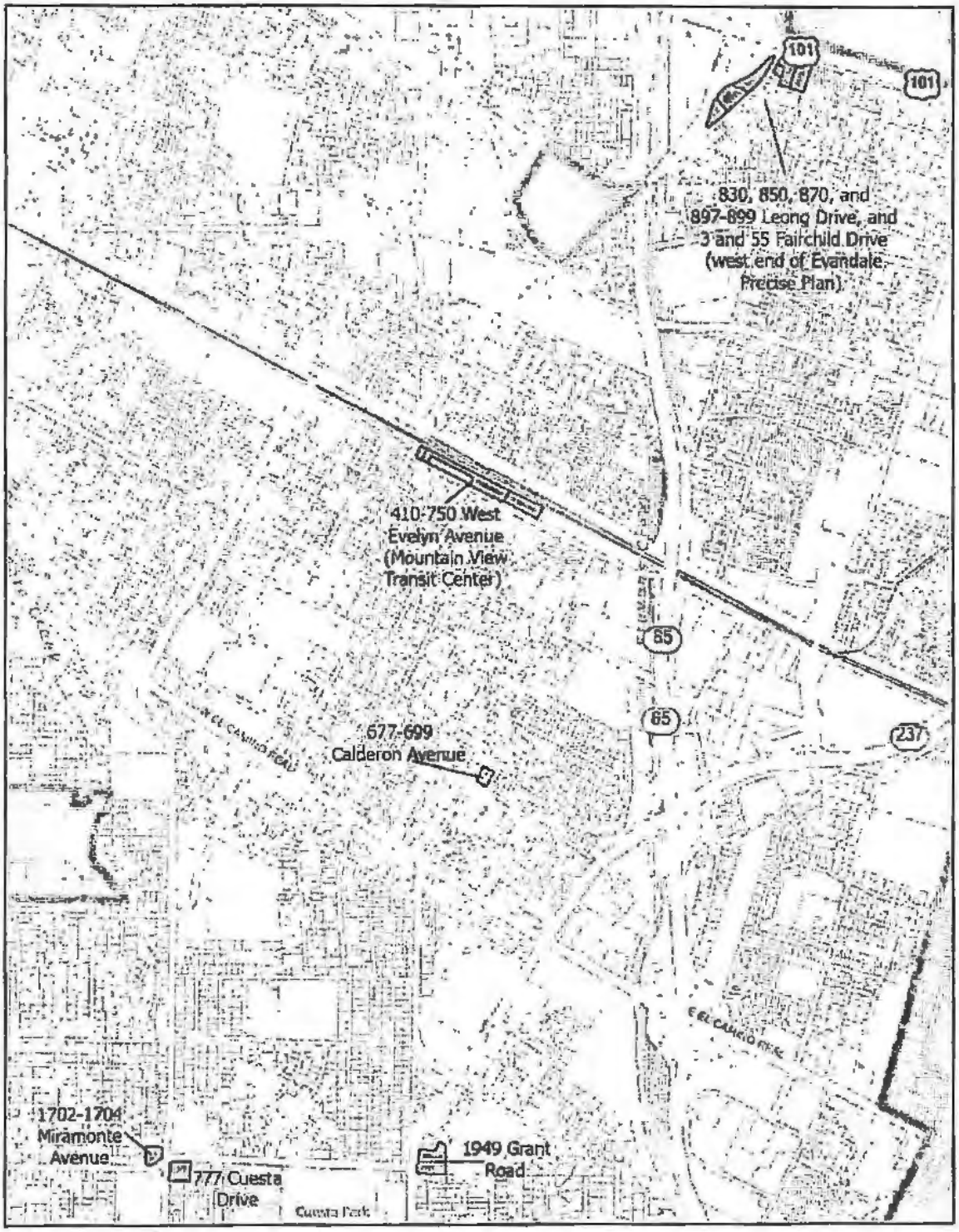
Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

HOUSING ELEMENT PROGRAM 1.1(G)
ZONING/PRECISE PLAN AND GENERAL PLAN AMENDMENTS
PROJECT DESCRIPTION

The City plans to implement Housing Element Program 1.1(g) – General Plan, Precise Plan, and Zoning Amendments Update, which is an early step to facilitate implementation of the adopted sixth-cycle Housing Element Update. Specifically, the Housing Element Program 1.1(g) consists of amending the General Plan, Zoning Code, P(32) Evandale Precise Plan, P(26) Grant-Martens Precise Plan, and P(18) Evelyn Avenue Corridor Precise Plan of approximately 19 parcels within five general areas throughout the City to ensure the General Plan designations, Precise Plan, and zoning to ensure all sites are consistent with the Housing Element site inventory and pipeline projects, and to allow for residential uses at the densities as identified in the Housing Element Update (resulting in maximum densities of 30 DU/acre, 43 DU/acre and 75 DU/acre). Upon consideration of the Program 1.1(g), the Council ultimately removed three sites (829-835, 859-861, and 889 Leong Drive (APN: 160-01-006 to 160-01-008)) from the original list, and approved the rezoning on the following sites to allow multi-family residential units (see Figure 1 for map of all sites):

- 830, 850, 870, and 897-899 Leong Drive (APNs: 153-19-001 to –003, 160-01-009), and 3 and 55 Fairchild Drive (APN: 160-01-022 and 160-01-011) (west end of Evandale Precise Plan)
- 1702-1704 Miramonte Avenue (APN: 189-06-017)
- 777 Cuesta Drive (APNs: 193-22-067 to –088)
- 1949 Grant Road (APNs: 197-38-037 to –038)
- 677-699 Calderon Avenue (APN: 158-26-013)
- 410-750 West Evelyn Avenue (APNs:158-20-056, 158-20-062 to -065) (Mountain View Transit Center)

Figure 1: Map of Affected Areas



Other minor clean-up amendments are proposed and necessary to implement State Laws, such as reductions to required parking near a major transit stop and requirements for avigation easements.

Program 1.1(g) includes approximately 19 parcels within five general areas located throughout the city. The sites identified are generally flat and located within developed, urban areas of the city, which are currently developed with existing commercial. The locations are generally along commercial corridors or in residential areas that are considered appropriate for redevelopment with multifamily housing uses at higher densities.

The Housing Element Program 1.1(g) amendments to the General Plan, Precise Plan and Zoning fall within the scope of the City's Housing Element Update Program Environmental Impact Report (State Clearinghouse No. 2022020129) (Housing Element EIR), which was certified on January 24, 2023, in compliance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, *et seq.*, and the Guidelines for the California Environmental Quality Act (14 Cal. Code of Regs. Section 15000, *et seq.*) (CEQA Guidelines). Pursuant to Section 15168 (Program EIR) of the CEQA Guidelines, a project can be covered by the Program EIR if the subsequent activity is determined to be within the scope of the prior EIR and no new or more severe impacts not previously analyzed in the Program EIR are identified. The Program 1.1(g) amendments are within the scope of the Housing Element EIR as it studied the environmental effects associated with increasing residential capacity on the identified sites and densities outlined in the Program 1.1(g). The amendments will not result in new significant environmental effects or a substantial increase in the severity of previously identified impacts.

Pursuant to CEQA Guidelines Sections 15162 and 15163, none of the circumstances necessitating further CEQA review or the preparation of a new EIR are present with respect to the Housing Element EIR. Adoption of the amendments to the General Plan, City Code, and Precise Plans to implement the policies and goals of the Housing Element would not require major revisions to the Housing Element EIR due to new significant impacts or due to a substantial increase in the severity of the previously identified significant environmental effects. There have been no substantial changes with respect to the circumstances under which the project will be undertaken that would require major revisions of the Housing Element EIR due to new or substantially increased significant environmental effects. Further, there has been no discovery of new information of substantial importance that would trigger or require major revisions of the Housing Element EIR.

Future development projects on the Program 1.1(g) sites may require site-specific CEQA review. The relevant mitigation measures identified in the Housing Element Update Program EIR and

Mitigation Monitoring and Reporting Program (MMRP) will apply to subsequent development projects facilitated by Program 1.1(g), including measures addressing air quality, cultural resources, hazards, greenhouse gas emissions, and transportation.

In summary, implementation of the Housing Element Program 1.1(g) would fall within the scope of the City's Housing Element Update Environmental Impact Report (SCH# 2022020129, 2022), consistent with the requirements of California Environmental Quality Act (CEQA) Guidelines Section 15168 for program EIRs. Implementation of Program 1.1(g) would not necessitate the preparation of a subsequent or supplemental EIR or trigger any of the conditions in CEQA Guidelines Section 15162.